159.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	929,800 / 929,800
					USE VALUE:	929,800 / 929,800
					ASSESSED:	929,800 / 929,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANLEY JOHN J III & SIOBHAN I
Owner 2:	
Owner 3:	
Street 1:	149 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HANLEY JOHN J III & SIOBHAN I/ -
Owner 2:	TRS/149 WACHUSETT AVE NOMINEE -
Street 1:	149 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 3508 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	507,800	2,000	420,000	929,800
Total Card	0.138	507,800	2,000	420,000	929,800
Total Parcel	0.138	507,800	2,000	420,000	929,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 265.05 | /Parcel: 265.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105601
GIS Ref:
GIS Ref:
Insp Date: 06/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	507,800	2000	6,000.	420,000	929,800	929,800	Year End Roll	12/18/2019
2019	101	FV	373,400	2000	6,000.	420,000	795,400	795,400	Year End Roll	1/3/2019
2018	101	FV	372,300	2000	6,000.	354,000	728,300	728,300	Year End Roll	12/20/2017
2017	101	FV	372,300	2000	6,000.	324,000	698,300	698,300	Year End Roll	1/3/2017
2016	101	FV	372,300	2000	6,000.	276,000	650,300	650,300	Year End	1/4/2016
2015	101	FV	363,500	2000	6,000.	240,000	605,500	605,500	Year End Roll	12/11/2014
2014	101	FV	314,500	2000	6,000.	222,000	538,500	538,500	Year End Roll	12/16/2013
2013	101	FV	314,500	2000	6,000.	211,200	527,700	527,700		12/13/2012

!12402!

PRINT

Date	Time
12/11/20	02:29:38

LAST REV

Date	Time
07/14/20	10:52:46
mmcmakin	
12402	

USER DEFINED

Prior Id # 1:	105601
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANLEY JOHN J I	74897-253	1	6/16/2020	Convenience	99	No	No		
HANLEYJOHN J II	65589-201		6/23/2015	Convenience	99	No	No		
HANLEYJOHN J II	63455-170		4/4/2014	Convenience	1	No	No		
HANLEY III JOHN	58710-173		3/19/2012	Convenience	99	No	No		
HANLEY JOHN J I	57925-443		11/22/2011	Convenience	100	No	No		
HANLEY JOHN J I	56229-211		1/5/2011	Convenience	100	No	No		
HANLEY JOHN J I	55880-292		11/22/2010	Convenience	100	No	No		
HANLEY JOHN S/S	54841-123		6/17/2010	Convenience	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2014	334	Redo Bas	125,470					
5/29/2012	659	Siding	34,215					STRIP SIDING / INS
7/6/2010	787	Wood Dec	6,500					8X14 REAR DECK
6/15/2007	445	Addition	145,000	C		G9	GR FY09	2 STORY & REDO 2 B
6/20/2006	494	Manual	4,900	C				entrance/porch and

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	MEAS&NOTICE	BS	Barbara S
5/21/2014	External Ins	PC	PHIL C
3/12/2009	Inspected	189	PATRIOT
12/8/2008	Measured	294	PATRIOT
1/4/2000	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
12/1/1999	Measured	272	PATRIOT
7/22/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11625218
Const Adj.:	0.99989998
Adj $ / SQ:	139.518
Other Features:	139630
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569268
Depreciation:	61481
Depreciated Total:	507787

COMMENTS

OF=TOILET AND SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	M
Totals			
1	9	3	

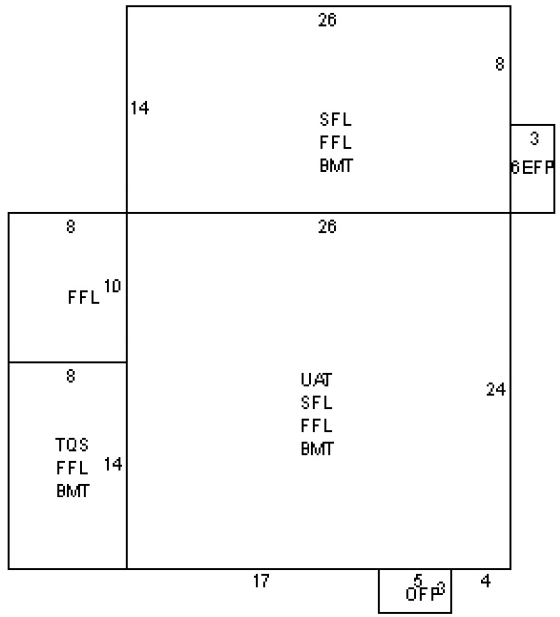
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	139.52
Special Features:	0	Val/Su Net:	143.41
Final Total:	507800	Val/Su SzAd	225.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,180	139.520	164,631
BMT	Basement	1,100	92.080	101,290
SFL	Second Floor	988	139.520	137,843
UAT	Upper Attic	156	78.130	12,188
TQS	3/4 Story	84	139.520	11,719
EFP	Enclos Porch	18	72.590	1,307
OFP	Open Porch	15	44.000	660
	Net Sketched Area:	3,541	Total:	429,638
Size Ad	2252	Gross Are	4037	FinArea 3508

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X14	G	GD	2010	18.66	T	5.4	101			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000